

**PLANNING AND ZONING COMMISSION
STUDY SESSION**

April 7, 2015
7:00 p.m.
Fishbowl Conference Room

ROLL CALL

Commissioners Present:	Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine, and Chairperson Harris
Commissioners Absent:	Commissioners Best, Burney and L. Davis
Staff Present:	Joel Hornickel Director of Planning and Development Tara Norback Planning Assistant Kim Varner Planning Assistant

AGENDA REVIEW

Chairperson Harris opened the meeting and asked Mr. Hornickel to provide a brief review of the items.

- A. Request for a Special Use Permit to Allow the Displaying of Wares on the Property Located at 3300 Gretna Road, Branson, Missouri.**
Project No. 15-1.1 (15-00100001)
Applicant: Coleman Factory Outlets
- Mr. Hornickel stated the request for the displaying of wares and a brief history of the use within the property. He stated the code had been approved in 2012 and had been interpreted at that time to allow planned developments to display wares without a special use. He stated staff had recently reviewed the Branson Craft Mill Planned Development and found the approved regulations did not give them such permissions or automatic allowance.
 - Commissioner Loyd asked if the Special Use would allow them to continue their outdoor sales.
 - Mr. Hornickel stated it would and it would also allow the Leather Trading Co. to as well.
- B. Request for R-3 Multiple-Family Dwelling District Zoning for the Properties Located at 175 Meadow Brook, Unit 1 and Garage 5, Branson, Missouri.**
Project No. 15-2.1 (15-00200001)
Applicant: Roy Allen & Connie S. Henry
Applicant: Roy & Connie Henry
- Mr. Hornickel stated the annexation for this property had been completed in February and this meeting had been the first opportunity to now zone the property.
 - Commissioner McDowell asked whether this process was common for zonings.
 - Mr. Hornickel stated in the past, properties had not been zoned immediately after their annexation. He stated the result ended up being dozens of unzoned properties throughout the City. He stated within the past five years, current staff has now made it policy to include the zoning application when any property requests annexation so as to avoid having unzoned properties. He stated the upcoming code review would review the process and could suggest establishing a base zoning for any annexed property so this step may be eliminated.
- C. Request to Repeal Ordinances 2005-132 and 2005-133 Resulting in a Zoning Change from PD Planned Development to C Commercial District for the Properties Located at 3701 West State Highway 76, Branson, Missouri.**
Project No. 15-3.1 (15-00300001)
Applicant: Faith Life Church

- Mr. Hornickel stated a brief history of the Faith Life Church's property including the recent street vacations and replat requests. He also stated an overview of the existing planned development within the property and its components.
- Commissioner R. Davis asked for clarification of the action being requested.
- Mr. Hornickel stated the requested action was to repeal the two ordinances which approved the Frontiers of Branson planned development and its signage. He stated the repeals would then provide the applicant with C commercial district zoning for their entire property.

D. Request for a Zoning Change from R-3 Multiple-Family Dwelling District to C Commercial for the Property Located at 201 North Third Street, Branson, Missouri.

Project No. 15-3.2 (15-00300002)

Applicant: Dylan & Oliver Inskeep

- Mr. Hornickel stated the request and location of the property and the proposed business uses. He stated staff was not provided any information pertaining to the necessary changes and upgrades necessary to have commercial businesses within the property. He stated there was not enough current demand for additional commercial properties and staff was not recommending approval as a result.
- Commissioner Loyd asked how Petals had been able to operate near this location.
- Mr. Hornickel stated the business had been a nonconforming use and then received a Special Use permit in 1990 to continue their operation as a floral shop. He stated staff had been recently informed that Petals was no longer in business and therefore their special use was now invalid. He stated any new business would not be allowed at the location unless the property was rezoned.
- Commissioner Loyd asked if it the applicant's property was zoned D downtown if a commercial use would be allowed.
- Mr. Hornickel stated the benefits of the D downtown zoning, which included no parking or landscaping requirements. He stated the example of a business on South Sycamore Street, currently zoned commercial, which was required to provide off-street parking, setbacks and landscaping to comply with current codes.

E. Request for a Preliminary Subdivision Plat for Phase 3 of the Welk Resort Branson Villas within the Property Located at 1984 State Highway 165, Branson, Missouri.

Project No. 15-6.1 (15-00600001)

Applicant: Welk Resort

- Mr. Hornickel stated the preliminary plat was part of an existing planned development which had been approved for timeshares. He stated the process for the preliminary plat was required per the approved planned development and city ordinances as utilities were proposed to be extended,
- Commissioner R. Davis stated he was concerned with whether the landscape buffer was adequate.

ADJOURNMENT

Motion by Vice-Chairperson Romine and seconded by Commissioner McDowell, and unanimously carried to adjourn the meeting at 7:24pm.



Clark Harris, Chairperson

5-5-15

Date



Joel Hornickel, Director of Planning & Development

5/5/15

Date